

1. 2006SP-108-002

METRO CENTER AUTO FACILITY

Map 081-04, Parcel(s) 126-132, 144, 145, 261-262

Map 081-08, Parcel(s) 079

Council District 21 (Edith Taylor Langster)

Staff Reviewer: Jason Swaggart

A request to amend the Metro Center Auto Facility Specific Plan District for properties located at 1919, 1920, 1921, 1922, 1925 and 1927 5th Avenue North, 1918, 1920, 1922 and 1924 6th Avenue North, 410 Clay Street, and 501 Dominican Drive, at the southeast corner of Dominican Drive and Rosa L. Parks Boulevard (7.58 acres), to allow for CS signage standards for all signage within the Specific Plan District, requested by TPC Management, Inc., applicant, for Ironwood Partners LTD, and S.A. North Ltd., owners.

Staff Recommendation: Approve with a condition

APPLICANT REQUEST

Amend SP Zoning District to permit additional signage

Amend SP

A request to amend the Metro Center Auto Facility Specific Plan District for properties located at 1919, 1920, 1921, 1922, 1925 and 1927 5th Avenue North, 1918, 1920, 1922 and 1924 6th Avenue North, 410 Clay Street, and 501 Dominican Drive, at the southeast corner of Dominican Drive and Rosa L. Parks Boulevard (7.58 acres), to allow for Commercial Services (CS) signage standards for all signage within the Specific Plan District (BL2008-278).

Existing Zoning

Specific Plan-Auto (SP-A) is a zoning District category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes automobile uses.

CRITICAL PLANNING GOALS

N/A

NORTH NASHVILLE COMMUNITY PLAN

T3 Suburban Community Center (T3 CC) policy is intended to enhance suburban community centers encouraging their redevelopment as intense mixed use areas that are compatible with the general character of suburban neighborhoods as characterized by the service area, development pattern, building form, land use, and associated public realm. Where not present, enhance infrastructure and transportation networks to improve pedestrian, bicycle and vehicular connectivity. T3 Suburban Community Centers are pedestrian friendly areas, generally located at prominent intersections. T3 Suburban Community Centers serve suburban communities within a 10 to 20 minute drive.

D District – Office Concentration (D OC) policy is intended to preserve, enhance, and create Districts where office use is predominant and where opportunities for the addition of complementary uses are present. The development and redevelopment of such Districts occurs in a manner that is complementary of the varying character of surrounding communities as characterized by development patterns, building form, land use, and associated public realm.

Consistent with Policy?

Yes. The proposed request does not change the layout or design of the approved plan, but only permits additional signage which is consistent with surrounding signage in the area. When the plan was originally approved the policy was Commercial in Corridor Center. With the proposed amendment the overall plan remains consistent with the previous land use policy and is not inconsistent with the current land use policies.

REQUEST DETAILS

This request is to amend the Specific Plan and council bill in order to permit additional signage within the district. The district was originally approved by Council in 2006, but was amended in 2008. The 2008 Council bill, BL2008-278, limits free standing signs to one on Rosa Parks Boulevard and one on Dominican Drive. It further limits the signs to six feet in height and total area of 72 square feet. The bill permitted all other signs to be subject to the standards of the Commercial Service (CS) District.

As proposed all signs will be subject to the standards of the CS district. This will permit a significant amount of additional free standing signage over what is permitted under the current zoning. A draft sign plan submitted by the applicant shows a 50 foot tall, 350 square foot sign along I-65, a 36 foot tall, 120 square foot sign along Rosa Parks Boulevard and a 36 foot tall, 120 square foot sign along Dominican Drive.

STAFF ANALYSIS

Staff has no issues with the request. It does not change the overall layout and design of the currently approved plan. This request only permits additional signage beyond or over what is currently permitted. *It is important to note that this request only amends a portion of BL2008-278 by removing a specific requirement (Section 3.2) and that all other requirements shall carry over.*

STORMWATER RECOMMENDATION

Ignore

PUBLIC WORKS RECOMMENDATION

Signage should be installed to ensure adequate sight distance is provided.

STAFF RECOMMENDATION

Staff recommends that the request be approved with a condition.

CONDITION

1. All sections and conditions of BL2008-278 shall remain in force with the exception of Section 3.2 pertaining to signage.

Approved with conditions (9-0), Consent Agenda

Resolution No. RS2012-167

"BE IT RESOLVED by the Metropolitan Planning Commission that 2006SP-108-002 is **Approved with Conditions. (9-0)**

The amendment is consistent with the Suburban Community Center land use policy, and will affect only signage requirements within the site.
